

CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING AND AGENDA
ZONING BOARD OF APPEALS
WEDNESDAY, MAY 20, 2009 AT 6:30 P.M.
TOWNSHIP BOARD CHAMBERS
40700 ROMEO PLANK ROAD
CLINTON TOWNSHIP MI 48038

Pledge of Allegiance
Approval of Agenda

- 1. APPEAL:** **SAVE-A-LOT / DOLLAR WORLD** **FILE #:** **6341**
ADDRESS: 19100 E. 15 Mile Road **PARCEL ID:** 16-11-33-102-001
LOCATION: 2.27 acres S/15 Mile, W/Groesbeck (Section 33)
PURPOSE: To permit installation of a business pylon sign for an existing building (Save-A-Lot / Dollar World) in the B-3 General Business District, abutting a road with right-of-way width greater than 120 feet, with electronic changeable copy sign of 33 square feet being 13 square feet in excess of the maximum permitted 20 square feet.
PETITIONER: Joseph G. Arcori, Clinton Foods, Inc. **REPRESENTATIVE:** Ralph Dallo,
Art One Signs
- 2. APPEAL:** **HOLLYROXX CAFÉ** **FILE #:** **6343**
ADDRESS: 43203 Garfield **PARCEL ID:** 16-11-06-400-042
LOCATION: 4.33 acres W/Garfield, N/19 Mile Road (Section 6)
PURPOSE: To permit installation of a lawn sign (Hollyroxx Café @ Campus Plaza) being 3 lawn and/or pylon signs in excess of the maximum allowed 1 lawn and/or pylon sign for a parcel of land occupied by two or more businesses in the B-2 Community Business District.
PETITIONER: Frank Holtz, Hollyroxx Café **REPRESENTATIVE:** Ed Phillips,
Phillips Sign & Lighting, Inc.
- 3. APPEAL:** **SFR – VERMANDER, 21256** **FILE #:** **6344**
ADDRESS: 21256 Vermander **PARCEL ID:** 16-11-34-129-010
LOCATION: Lot 580, Gratiot City Subdivision (Section 34)
(S/Vermander, W/Gratiot)
PURPOSE: To permit continued existence of two accessory structures in the R-5 One-Family Residential District, with side yard setbacks of 29 inches and 31 inches, being 7 inches and 5 inches, respectively, less than the minimum required 3 feet, or 36 inches.
PETITIONER: Barbara J. Franklin
- 4. APPEAL:** **SFR – WHITLEY, 23156** **FILE #:** **6346**
ADDRESS: 23156 Whitley Drive **PARCEL ID:** 16-11-26-179-010
LOCATION: Lot 286, Harper Beach #2 Subdivision (Section 26)
(W/Whitley, S/Linne)
PURPOSE: To permit construction of a covered porch to an existing single-family residence in the R-3 One-Family Residential District with front yard setback of 19.5 feet being 5.5 feet less than the minimum required setback of 25 feet.
PETITIONER: Richard Dunn
- 5. APPEAL:** **MCDONALD'S RESTAURANT** **FILE #:** **6347**
ADDRESS: [vacant] **PARCEL ID:** P/16-11-23-156-026
LOCATION: P/Lots 104-105, Lots 106-108 (plus part of vacated Remick Street) (Section 23)
(E & W/Gratiot, S/Iroquois)
PURPOSE: To permit construction of a fast-food development (McDonald's Restaurant) in the B-3 General Business District with:
1) Forty-eight (48) parking spaces being sixteen (16) parking spaces less than the minimum required sixty-four (64) spaces;
2) Five (5) off-street parking spaces located within a 1-foot to 18-foot distance from the property line, being 24 feet to 7 feet, respectively, less than the minimum required twenty-five (25) foot setback;

- 3) Loading zone located in the front yard facing southbound Gratiot, which is not permitted; and
- 4) The distance of the fast food restaurant from property zoned single-family residential being 250 feet, which is 50 feet less than the minimum required 300-foot distance.

PETITIONER: Michael Kazarian, McDonald's USA

6. **APPEAL:** **SFR – HIGHVIEW, 21570** **FILE #:** **6348**
ADDRESS: 21570 Highview **PARCEL ID:** 16-11-22-402-001
LOCATION: Lot 871, Ingleside Farms #6 Subdivision (Section 22)
(S/Highview, W/Mulberry)
PURPOSE: To permit construction of a second accessory structure (a garage measuring 620 square feet) in the R-3 One-Family Residential District, being 450 square feet in excess of the maximum permitted floor area of 650 square feet allowed for the two accessory structures.
PETITIONER: Cynthia Ball
7. **APPEAL:** **REF: AT&T PRIME WIRELESS** **FILE #:** **6331**
@ HILLCREST SQUARE
(RECONSIDERATION HEARING)
ADDRESS: 40117 Groesbeck **PARCEL ID:** 16-11-15-178-002
LOCATION: Unit 2, Moravian Hills Condominiums
(W/Groesbeck, S/Cass)
PURPOSE: Reconsideration of the denial by this Board on March 18th, 2009 to permit 2 wall signs for a business in the B-3 District (AT&T Prime Wireless at Hillcrest Square) being 1 wall sign in excess of the maximum 1 wall sign permitted.
PETITIONER: Ed Phillips, Phillips Sign & Design
8. **REPORT OF MEETING**
-- Approval of April 15th, 2009 Report
9. **CONFIRMATION OF NEXT MEETING'S AGENDA AND ATTENDANCE**
-- **WEDNESDAY, JUNE 17TH, 2009 AT 6:30 P.M.**

NOTICE IS FURTHER GIVEN, that the Clinton Township Board of Appeals may modify or change the variance as requested, including grant of variance for said purpose, which may create another and different variance from the requirements of the above-cited Clinton Township Ordinance, all within its discretion and as otherwise permitted by law.

Any interested person may appear or be represented at said hearing. Written comments may be directed to the Clinton Township Department of Planning and Community Development at the aforementioned address.

Robert M. Campbell

ces:05/05/09
MD:05/08/09

Secretary
CLINTON TOWNSHIP BOARD OF APPEALS